11/14/05 - Monday, November 14, 2005

CITY OF EAU CLAIRE

PLAN COMMISSION MINUTES

Meeting of November 14, 2005

City Hall, Council Chambers 7:00 p.m.

Members Present: Messrs. Levandowski, Vande Loo, Waedt, Duax, Kaiser, FitzGerald, Ms. Kincaid, Ms. Jensen

Staff Present: Messrs. Tufte, Reiter, Genskow

The meeting was chaired by Mr. Levandowski.

1. CONDITIONAL USE PERMIT (CZ-0535) " Single-family Dwelling in R-4 District

Dan Stanley has submitted a request to allow a single-family home in an R-4 district at 723 Forest Street. The lot is only 33^{TM} in width and is nonconforming. Mr. Stanley spoke in support. No one appeared in opposition. A communication was received from the Chair of the neighborhood association in support.

Mr. FitzGerald moved to approve the request. Mr. Duax seconded and the motion carried.

CONDITIONAL USE PERMIT (CZ-0536) "Office in R-4 District, 3130

Eldorado Boulevard

Colleen Matthews has submitted a request to allow an office in an R-4 district at 3130 Eldorado Boulevard, #602, for the Craig Court Apartments. A previous request was allowed by CZ-0046 at the same location. The use was discontinued for more than one year. There is adequate parking in front of the unit. Ms. Matthews spoke in support. No one appeared in opposition.

Mr. Vande Loo moved to approve the request. Mr. Waedt seconded and the motion carried.

3. <u>SITE PLAN (SP-0565)</u> " Sam™s Club Addition and Gas Station, 4001 Gateway Drive

Sam™s Club has submitted a site plan for a 23,074 square foot addition to the north wall of Sam™s Club, with 74 additional parking spaces added primarily to the south of the building. The request also includes a gas station adjacent to the entrance on Gateway Drive for six pumps. This proposal results in the available parking being slightly reduced and Sam™s Club has requested a variance from the Plan Commission based on the fact that this is on a transit route which can result in a 5% discount in required parking.

Rick Rohlfing, representing Sam™s Club stated they will provide adequate distance for the City bus to transit the parking lot and proposed an enclosure in

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the rear of the building to handle the pallets of old boxes until they are picked up for recycling. He also agreed to do all the conditions recommended in the staff report.

Mr. Vande Loo moved to approve the site plan with the conditions listed in the staff report, and adding an 8th condition that the rear storage enclosure will be of masonry construction and will be 8 feet in depth and height and up to 40 feet in length, and materials will not be stacked higher than the enclosure. Mr. Waedt seconded and the motion carried.

4. SITE PLAN (SP-0566) " Office Building, Keystone Crossing

Lien & Peterson Architects has submitted a site plan for an office building to be on the south side of Keystone Crossing, west of Commonwealth Avenue. The site plan shows a 6,000 square foot building, with parking for 33 vehicles. The conservancy area to the rear of the property is shown as undisturbed. Retaining walls are shown to the rear of the building next to the conservancy area.

Dean Larson, Acquisition Realty, spoke in support. He stated they will fence the conservancy area during construction.

Ms. Kincaid moved to approve the site plan with the conditions listed in the staff report. Mr. Waedt seconded and the motion carried.

Mr. FitzGerald left the Commission.

5. SITE PLAN (SP-0567) " Duplex, Chumas Drive

Dave FitzGerald has submitted a site plan for a duplex located on the south side of Chumas Drive, east of Rudolph Road, on Lots 9 and 10. The duplex is similar to others approved by the Plan Commission for this development.

- Mr. FitzGerald, 1603 Harding Avenue, spoke in support. He commented on the difficulty of providing 2 garages and at the same time front doors with windows facing the street. If garages are attached to the ends of the buildings or completely recessed into the middle of the structure, the lots become excessively long with increased development costs. Architectural accents can be added to soften the effect of garages extending toward the street, with windowed garage doors and half-brick siding and additional landscaping.
- Mr. Vande Loo moved to approve the site plan with the conditions listed in the staff report. Mr. Duax seconded and the motion carried.
- Mr. FitzGerald rejoined the Commission.

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6. <u>DISCUSSION</u> - Multi-family Housing Design Standards

- Mr. Tufte reviewed with the Commission for discussion possible changes to the Multi-family Housing Design Standards manual based on conversations with the Commission. Proposed changes were highlighted. He proposed that after the Commission has reviewed the manual, they will need to set a public hearing for comments before it is recommended to the City Council for approval.
- Mr. Tufte emphasized that the manual sets minimum standards for performance on design. Comments from the Commission were recorded on language on the design standards. Most discussion revolved around requiring or encouraging garages to be recessed into the structure and how should that statement be defined. The Commission felt that unobstructed view from the front door and front facing window was more important than recessed garages, as long as there was distance between garages or other amenities such as porches, garage windows and landscaping provided. There was a consensus of the Commission that back-lit address signs be required on all multi-family structures and that an ordinance should be prepared to require this. Mr. Tufte stated he would combine the comments from the members and present a modified document at their January meeting.

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	<u>MINUTES</u>
The m	ninutes of the meeting of October 31, 2005 were approved.
Laura	Jensen, Secretary